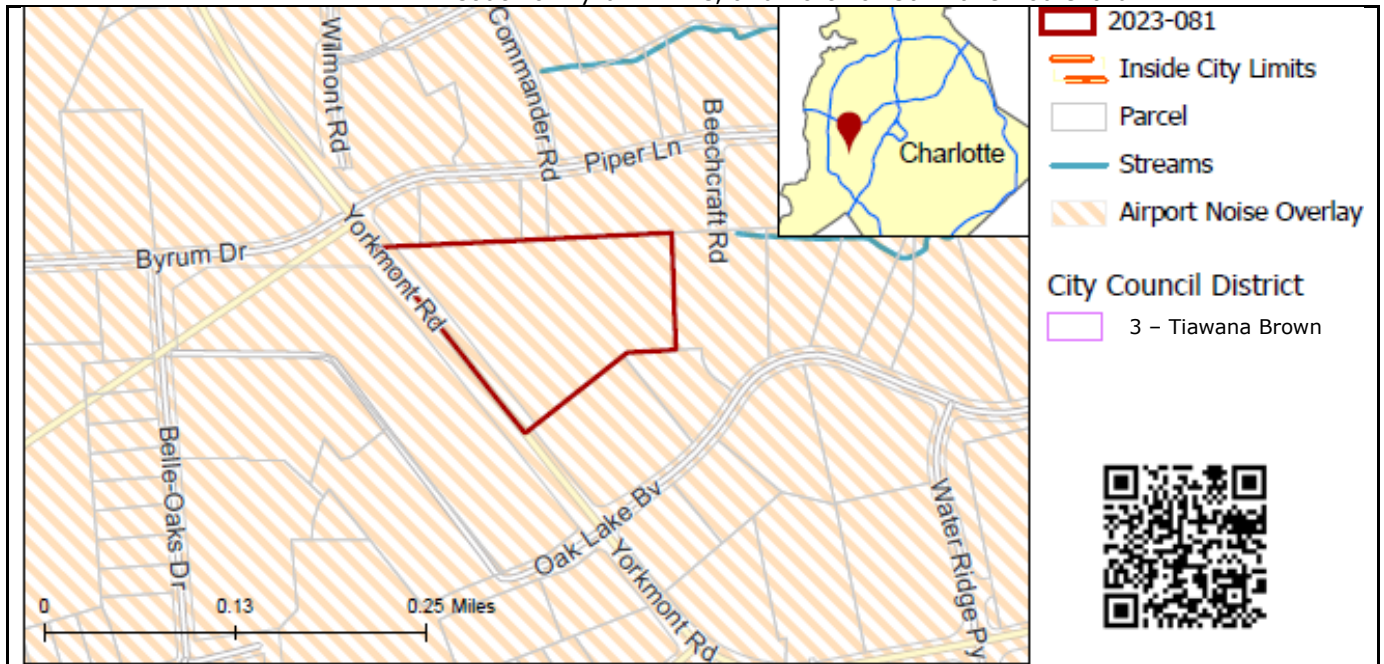


**REQUEST**

Current Zoning: ML-1 ANDO (Manufacturing and Logistics 1, Airport Noise Disclosure Overlay)  
Proposed Zoning: ML-2 ANDO (Manufacturing and Logistics 2, Airport Noise Disclosure Overlay)

**LOCATION**

Approximately 8.869 acres located along the east side of Yorkmont Road, south of Byrum Drive, and north of Oak Lake Boulevard.



**SUMMARY OF PETITION**

The petition proposes all uses permitted by right and under prescribed conditions in the ML-2 (manufacturing and logistics, 2) zoning district.

**PROPERTY OWNER**

M Industrial Property - Charlotte II LLC

**PETITIONER**

M Industrial Property - Charlotte II LLC

**AGENT/REPRESENTATIVE**

John Carmichael; Robinson Bradshaw

**COMMUNITY MEETING**

Meeting is required and has been held. Report will be available online when received.

Number of people attending the Community Meeting: 0

**STAFF RECOMMENDATION**

Staff recommends approval of this petition.

Plan Consistency

The petition is **consistent** with the *2040 Policy Map* recommendation for Manufacturing and Logistics.

Rationale for Recommendation

- The site is currently zoned for and developed as a facility for light industrial uses.
- The site is within an area designated by the *2040 Policy Map* for the Manufacturing and Logistics Place Type.
- Abutting properties are zoned ML-1 and ML-2.

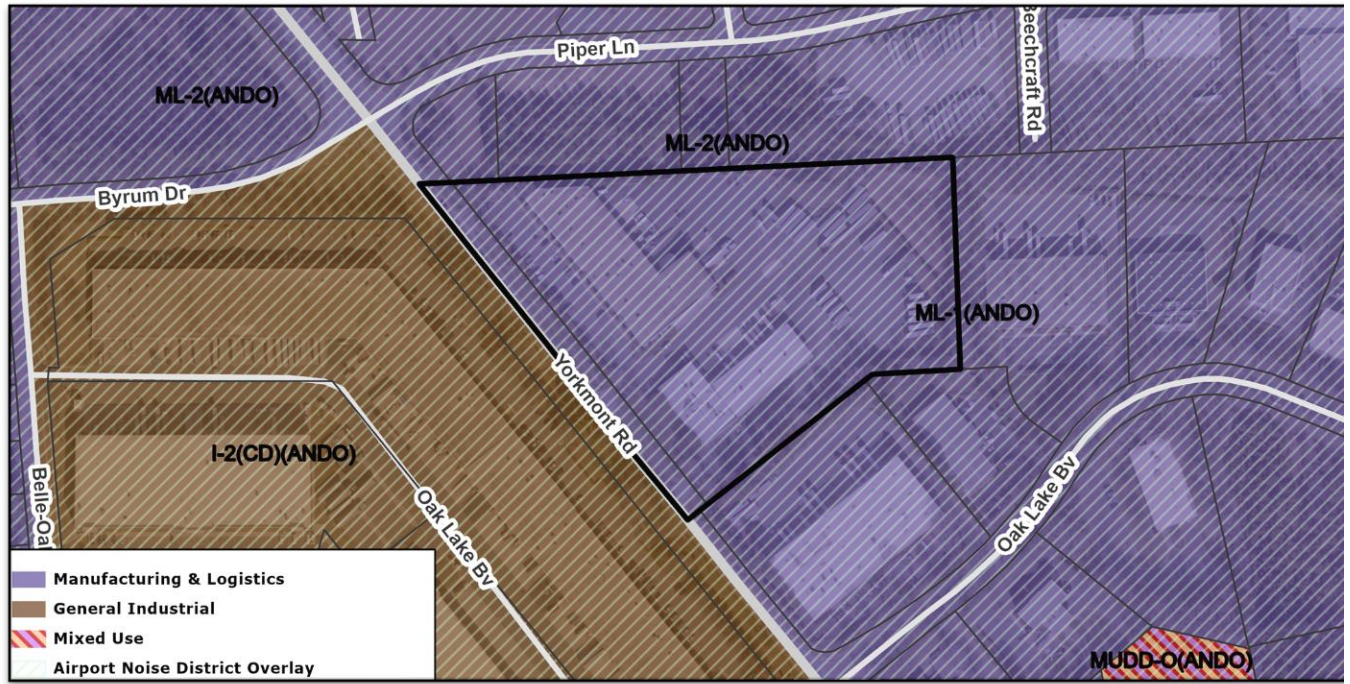
- The site does not abut single family neighborhoods, therefore a change to ML-2 will not pose negative impacts on residents.
- The petition could facilitate the following 2040 Comprehensive Plan Goals:
  - 8: Diverse & Resilient Economic Opportunity

• **Proposed Request Details**

This is a conventional rezoning petition with no associated site plan.

- The petition proposes all uses permitted by right and under prescribed conditions in the ML-2 (manufacturing and logistics, 2) zoning district.

• **Existing Zoning**



- The area surrounding the site is zoned for manufacturing and logistics with a legacy zoning across from the site (General Industrial) with a mixed use development near the site. The site is located in the Airport Noise Disclosure Overlay.



- The site is denoted by the star. The area surrounding the site is predominantly industrial uses with some restaurants close by.



- The site is along the east side of Yorkmont Road with an industrial building existing on site.



- North of the site is an intersection with some industrial use buildings.

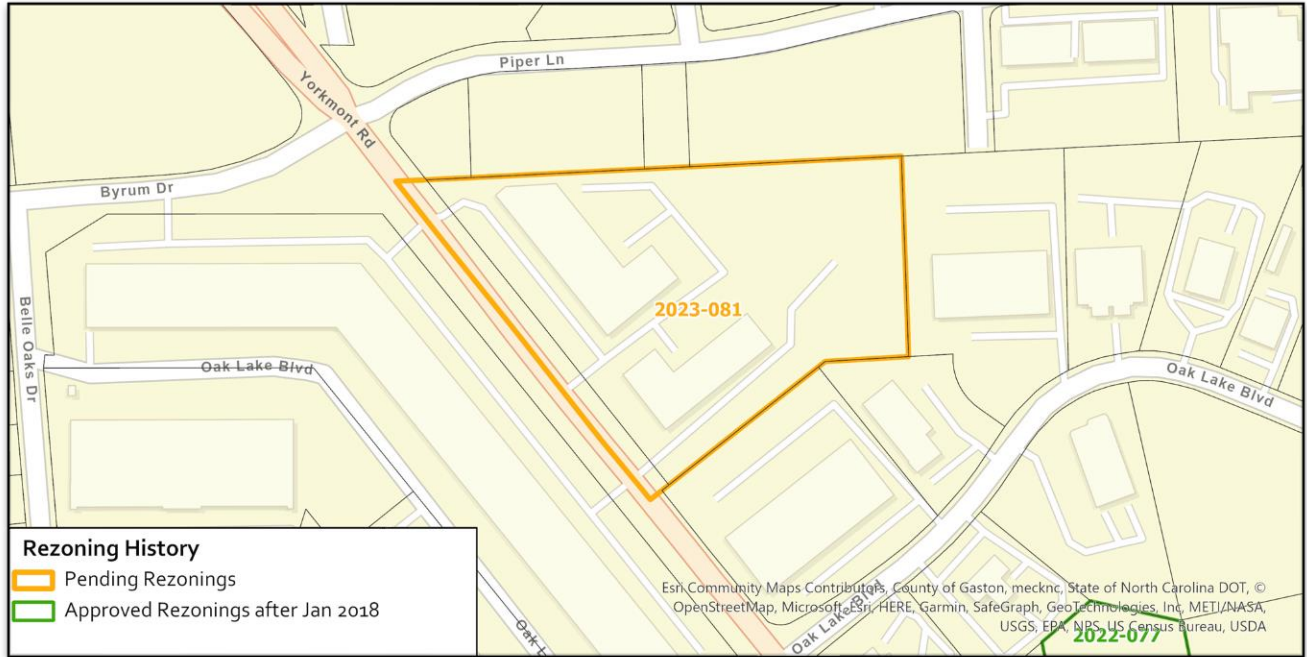


- South of the site are smaller buildings zoned for industrial use.



- West of the site is a large industrial building.

• **Rezoning History in Area**



Petition Number	Summary of Petition	Status
2022-077	3.64 acres; I-1 AIR to MUDD-O AIR	Approved

• **Public Plans and Policies**



- The 2040 Policy Map (2022) calls for Manufacturing and Logistics Place Type.

- **TRANSPORTATION SUMMARY**

- The site is located adjacent to Yorkmont Road, a State-maintained minor arterial, south of Piper Lane, a City-maintained local street. The petition is located in the old coliseum activity center outside of Route 4, within the Westside Strategy Plan Land Use Changes.
- **Active Projects:**
  - HomeWood Suites:
    - Commercial project constructing a 145-room hotel located on the south side of Oak Lake Boulevard.
    - Project is currently under review.
  - 2770 Yorkmont Sidewalk:
    - Commercial project constructing sidewalk on parcel frontage located at 2770 Yorkmont Road
- **Transportation Considerations**
  - No outstanding issues.
- **Vehicle Trip Generation:**
  - Current Zoning:
    - Existing Use: 185 trips per day (based on Warehousing).
    - Entitlement: 180 trips per day (based on ML-1).
  - Proposed Zoning: 650 trips per day (based on ML-2).

**DEPARTMENT COMMENTS**

- **Charlotte Area Transit System:** No comments submitted.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** No comments submitted.
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** No comments submitted.
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** Nonresidential petitions do not impact the number of students generated.
- **Charlotte Water:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** No comments submitted.
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No comments submitted.
- **Storm Water Services:** No comments submitted.
- **Urban Forestry / City Arborist:** No comments submitted.

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**Additional information (department memos, site plans, maps etc.) online at [www.rezoning.org](http://www.rezoning.org)**  
**Planner:** Emma Knauerhase (704)-432-1163